

IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF OHIO  
EASTERN DIVISION

IN RE:	)	CHAPTER 7
	)	
STACEY J. WYNO	)	CASE NO. 05-55899
	)	
Debtor	)	ADVERSARY NO. 06-5130
	)	
KATHRYN A. BELFANCE, Trustee	)	JUDGE MARILYN SHEA-STONUM
	)	
Plaintiff	)	
vs.	)	
	)	
STACEY J. WYNO, et al	)	<u>ANSWER OF DEFENDANT</u>
	)	<u>JOHN A. DONOFRIO, SUMMIT</u>
	)	<u>COUNTY FISCAL OFFICER</u>
Defendants	)	

Defendant, JOHN A. DONOFRIO, Summit County Fiscal Officer, for his Answer  
to the Plaintiff's Complaint filed herein states as follows:

1. That he has an interest in and against the premises in said Complaint for real estate taxes and assessments.
2. That the state has the best and first lien for taxes, interest and penalties pursuant to Ohio Revised Code §5721.10.
3. That there is due to him, as Fiscal Officer of Summit County, Ohio, taxes, accrued taxes and assessments in the amount of \$ 930.55 for tax year 2005 as shown by the County Fiscal Officer's tax duplicate set forth in Exhibit "A".

4. That the state has a lien against the real property for accrued taxes not yet due and owing, and for additional interest and penalties that may accrue during the pending of this proceeding.
5. Further answering, for want of knowledge, this Defendant denies each and every other allegation contained in the Complaint except the allegations herein admitted to be true.

WHEREFORE, Defendant JOHN A. DONOFRIO, as Fiscal Officer of Summit County, Ohio, prays for the Court to find and grant that all costs be paid by the Plaintiff, and that upon an order of sale being issued, a determination be made that all taxes, accrued taxes, assessments, and penalties, thereon, be ordered paid as a first and best lien on said premises to the Fiscal Officer of Summit County, Ohio, and that by filing our Answer we are not putting ourselves before this Honorable Court to have any taxes abated or reduced.

Respectfully submitted,

SHERRI BEVAN WALSH  
Prosecuting Attorney



MARVIN D. EVANS #0055616  
Assistant Prosecuting Attorney, Tax Division  
220 S. Balch Street - Suite 118  
Akron, Ohio 44302-1606  
(330) 643-2619

Attorney for John A. Donofrio,  
Fiscal Officer, Summit County

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Answer of John A. Donofrio, Fiscal Officer, Summit County, was mailed by regular U.S. mail this 26<sup>th</sup> day of June, 2006 to all parties listed below.

Kathryn A. Belfance, Esq.  
1 Cascade Plaza, 21<sup>st</sup> Floor  
Akron, OH 44308

Stacey J. Wyno  
2663 Hudson Drive  
Cuyahoga Falls, OH 44223

Christopher James Cross  
152 Fulmer Avenue  
Akron, OH 44312

Financial Freedom Senior  
Funding Corp., subsidiary of  
Indy Mac Bank, F.S.B.  
500 North Ridge Road, Suite 500  
Atlanta, GA 30350



Marvin D. Evans  
Assistant Prosecuting Attorney

[Print This](#)**EXHIBIT**

tabbles

A*John A. Donofrio*

Fiscal Officer, County of Summit

Note: This is a live file and is subject to constant change.

IAS4 - INTEGRATED ASSESSMENT SYSTEM REVIEW DOCUMENT  
Summit County Auditor Division, OH - Tax Year 2005Reference Year  
JUN 22, 2006  
01:46 PM[Switch to  
Frozen PRC](#)**BASIC INFORMATION FOR PARCEL 0204100**

PARCEL	0204100	ALT_ID	CF0016305003000	NO CARDS	1
OWNER	WYNO STACEY J & CROSS CHRISTOPHER J			INFO	
OWNER				---LISTER---	
DESC.	BUENA VISTA VILLAS LOT 390 ALL			857	01-JAN-02
DESC.					
DESC.					
ADDR.	2308 SHAW AVE , CUYAHOGA FALLS 44223-			LUC 510	R - SINGLE FAMILY DWELLING, PLATTED
SPEC FLAG				CLS	R
HOMESTEAD	1000			NBR	30300055
DISTRICT	02	CUY FLS-CUY FLS CSD		INTER-COUNTY	77-0555

**LAND FOR PARCEL 0204100**

CODE	ACTUAL	BASE	DEPTH	UNIT	DEP/FAC	INCR/DECR	INFLUENCE	INFLU%	VALUE
01	60	50	120	425	.89	210/210			20780

LOT CODE: 01 = HOUSE LOT

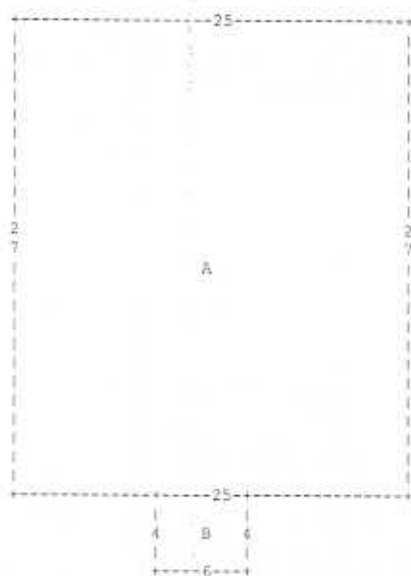
**RESIDENTIAL CARD 1 OF 1 FOR PARCEL 0204100**

STYHT	1	HT/AC	CENTRAL AIR CONDITION		
CONST	ALUMINUM/VINYL	FUEL	GAS		
MSRY TRIM		SYSTEM			
TYPE	CAPE COD	ATTIC	FULL FINISHED		
YR BUILT	1947	FINBSMT			
EFF YR		REC RM			
YRREMDLD		FRP PREFB			
TOT RM	5	FRPL OP/ST			
BEDRM	3	BSMT GAR			
FAMLYRM		PHYSICAL	60		
FULL/BTH	1	FUNC DEP			ADJ BASE 65180
HALF/BTH		FUNC RSN			ADDN MISC FEAT. 9640
TOT FIXTRS	5	ECON DEP			ADDITIONS TOTAL 610
BSMT	FULL	ECON RSN			SUBTOTAL 75430
GFLA	675	GRADE	130		REPL COST 98060
SFLA	945	COND (CDU)	AVERAGE	(110%)	LESS DEPR 58840
		PCT CMPL			ADJ RCNLD 64720
					DWELLING VAL 64720

**DESCRIPTION:** CAPE COD ALUMINUM/VINYL 1 STORY WITH 675 SQ FT GROUND FLOOR LIVING AREA AND 945 TOTAL SQ FT LIVING AREA, BUILT ABOUT 1947. IT HAS 5 TOTAL ROOMS WITH 3 BEDROOMS, 1 FULL BATHROOM, A FULL BASEMENT, HEATING IS CENTRAL AIR CONDITION, A FULL FINISHED ATTIC AND THE OVERALL CONDITION IS AVERAGE. THE "ADDN MISC FEATURES" VALUE WAS DERIVED FROM THE ATTIC (7890), AND THE HT/AC (1750).

[http://starscream.summitoh.net:7778/clt/refstrt.do\\_one?parcel=0204100&print=1&lienyear...](http://starscream.summitoh.net:7778/clt/refstrt.do_one?parcel=0204100&print=1&lienyear...) 6/22/2006





## ADDITION CODES:

LN LW IS 2N 3R AREA %COMP VALUE  
 B 11 24 610

## ADDITIONS:

LINE B FIRST FLOOR OPEN FRAME PORCH

## SECONDARY:

CODE	YR BLT	SQ FT	MODS	CD	RATE	%GOOD	%COMP	FUN UNIT	FUN/RS	ECO/RS	RCNLD
RG1	1948	280		G	18.57	55		1			2860

RG1 = DET GARAGE FR OR CB

## SUMMARY ALL CARDS FOR PARCEL 0204100

LAND:	20780	BUILDING:	67580	TOTAL:	88360
ASSESSED LAND:	7270	ASSESSED BLDG:	23650	ASSESSED TOTAL:	30920

## SALES INFORMATION FOR PARCEL 0204100

DATE	DOC#	GRANTOR	AMT	SALE	DESC	PARCELS	STATE CODE
14-SEP-05	20915	DICKEY DIANA GRACE				1	
12-JUN-02	11876	DICKEY DIANA				0	
29-APR-02	8246	SCHAFER VICTORIA TRUSTEE				1	
05-JAN-99	81	DICKEY WILLIS				1	

Print

## 2005 SUMMARY INFORMATION FOR PARCEL 0204100

MAILING ADDRESS	LUC	510
WYNO STACEY J & CROSS CHRISTOPHER J	CLASS	R
2303 SHAW AVE	2.5%	Y
CUYAHOGA FALLS, OH 44223	HMSTD	1,000
APPRAISED VALUE 88,360	CAUV	N
TAXABLE VALUE 30,920	FOREST	N
BANK CODE	STUB	2018054
TREAS CODE	CERT YEAR	N
CUR YR REFUND	DELQ CONTRACT	N
PRI YR REFUND	BANKRUPTCY	N
MONEY IN ESCROW	FORECLOSURE	N
MONEY IN PRETAX		

## Beginning Tax Duplicate

	First Half Charges	Second Half Charges
Realestate	699.21	699.21
Special Assessment	0.00	0.00

[http://starscream.summitoh.net:7778/clt/refstrt.do\\_one?parcel=0204100&print=1&lienyear...](http://starscream.summitoh.net:7778/clt/refstrt.do_one?parcel=0204100&print=1&lienyear...) 6/22/2006

Total	699.21	699.21
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Total Tax Amount Due Reflects Payment & Adjustment To Date			
	DELQ	1st HALF	2nd HALF
TOTAL REAL ESTATE AND SPECIAL CHARGES	0.00	699.21	699.21
P & I & ADJ	0.00	21.03	0.00
PAYMENTS	0.00	-488.90	0.00
AMOUNT DUE	0.00	231.34	699.21
YEARLY AMOUNT DUE:			930.55

2005 TAX BILL DETAILS FOR PARCEL 0204100					
DATE	SETTLE	PROJ. #	ACTION /CODE	1st HALF	2nd HALF
27-DEC-05	1		DUP/ORG	1454.33	1454.33
27-DEC-05	1		DUP/RED	-601.47	-601.47
27-DEC-05	1		DUP/ADJ	852.86	852.86
27-DEC-05			DUP/RLB	0.00	-85.29
27-DEC-05	1		DUP/RLB	-85.29	0.00
27-DEC-05			DUP/HOM	0.00	-47.04
27-DEC-05	1		DUP/HOM	-47.04	0.00
27-DEC-05			DUP/HRB	0.00	-21.32
27-DEC-05	1		DUP/HRB	-21.32	0.00
15-MAR-06	1		PAY/CHG	-488.90	0.00
17-MAR-06			ADJ/PEN	21.03	0.00
DELQ REAL ESTATE & ASSESSMENT TAX:				0.00	
ADJUSTMENT:				0.00	
DECEMBER INTEREST:				0.00	
AUGUST INTEREST:				0.00	
TOTAL				0.00	
REAL ESTATE CHARGES:				699.21	699.21
SPECIAL ASSESSMENT CHARGES:				0.00	0.00
ADJUSTMENT:				21.03	0.00
TOTAL CHARGES:				720.24	699.21
PAYMENTS:					
	DATE	TYPE			
	15-MAR-06	NML		-488.90	
TOTAL PAYMENTS:				-488.90	0.00
FH/SH AMOUNT DUE:				231.34	699.21

SPECIAL ASSESSMENT:					
PROJECT	NAME	END	1st HALF	2nd HALF	

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